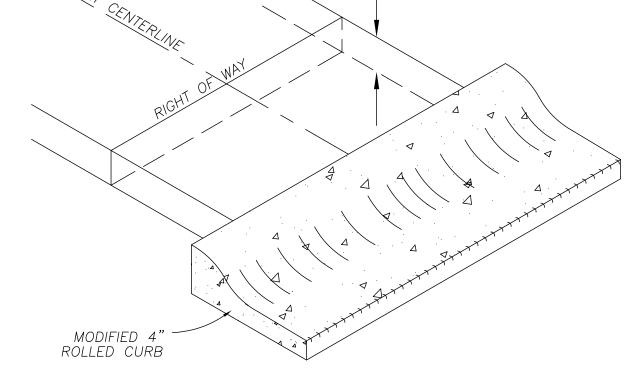
# MODIFIED 4" ROLLED CURB



# DRIVEWAY DETAIL

# County Of San Diego Tract TM # 3100-5569

**WAIVERS** 

(COUNTY STANDARD SHOWN IN PARENTHESIS)

distance of 1/3 of the lot depth.)

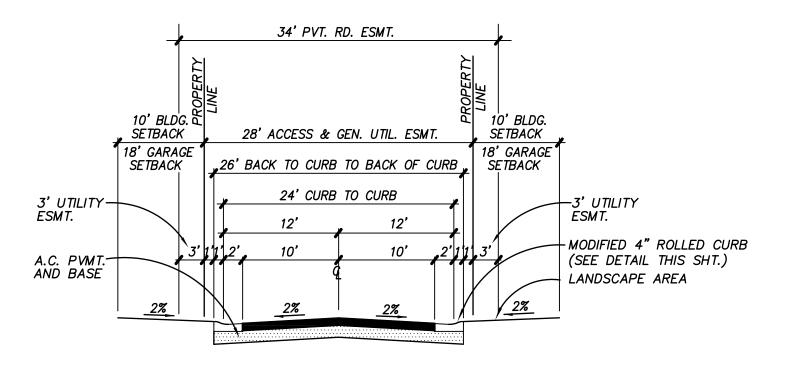
public road or another subdivision.)

COUNTY DESIGN STANDARDS

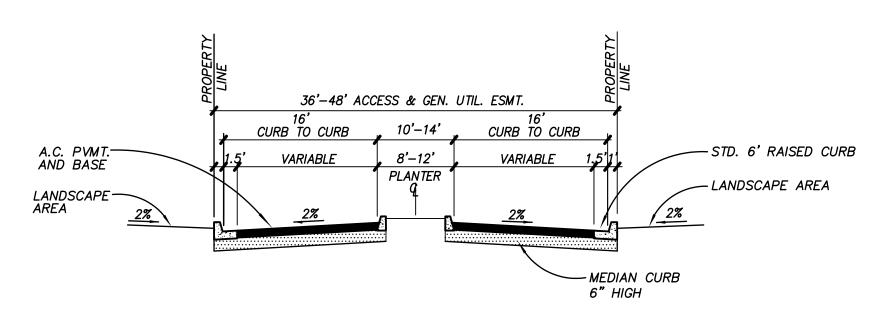
60 feet of frontage measured at the right—of—way.)

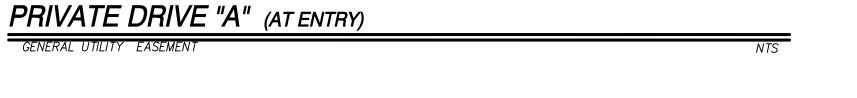
San Diego County Design Standards DS-17, DS-18 or DS-19.)

SUBDIVISION ORDINANCE





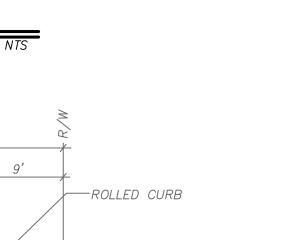


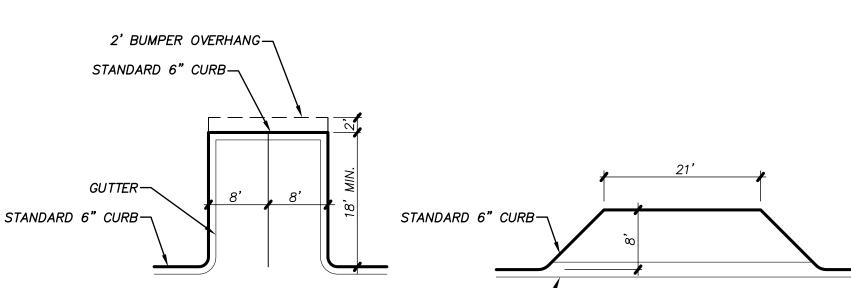


*VARIABLE* 

VARIABLE RIGHT-OF-WAY

VARIABLE





1. LOTS 1 & 13 AS SHOWN ON SHEET 3 OF THE TENTATIVE MAP HAVE VARIABLE WIDTHS

2. LOTS 2, 3, 4 & 5 AS SHOWN ON SHEET 3 OF THE TENTATIVE MAP HAVE SIDE LOT

AND ARE SUBJECT TO APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. (81.401(d) A lot

shall have at least 50 feet of frontage, exclusive of side yard setbacks required in the zone in which the lot is located, measured at the right-of-way line, but shall also have at least

LINES WHICH DEVIATE GREATER THAT 10 DEGREES FROM THE ROAD UPON WHICH THE

(81.401(h) The side lines of each lot shall be at approximately right angles or radial to the road upon which the lot fronts with a maximum deviation of up to 10 degrees for a minimum

LOT FRONTS AND ARE SUBJECT TO APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

3. LOTS 1. 11. 12 & 13 AS SHOWN ON SHEET 3 OF THE TENTATIVE MAP HAVE VARIABLE

(81.401(i) A lot shall be designed so the lot is at least 90 feet deep and the average lot

PRIVATE DRIVE "A" AS SHOWN ON SHEET 3 OF THE TENTATIVE MAP MAY BE LESS THAN A

40 FOOT WIDE EASEMENT AND IS SUBJECT TO APPROVAL OF THE DIRECTOR OF PUBLIC

WORKS. (81.402(a)(2) Private road easements at least 40 feet wide in accordance with the San Diego County Standards for Private Roads, if the Director DPW determines the roads will ultimately serve no

more than an estimated 100 ADT or will not feasibly provide a current or future connection to another

5. THE GATED ENTRY AS SHOWN ON SHEET 3 OF THE TENTATIVE MAP IS A MODIFICATION

OF DS-17,18 & 19 AND IS SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC

WORKS. (San Diego County Stds. for Private Roads, Section 3.6. Private Gated Entries must conform to

DEPTHS AND ARE SUBJECT TO APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

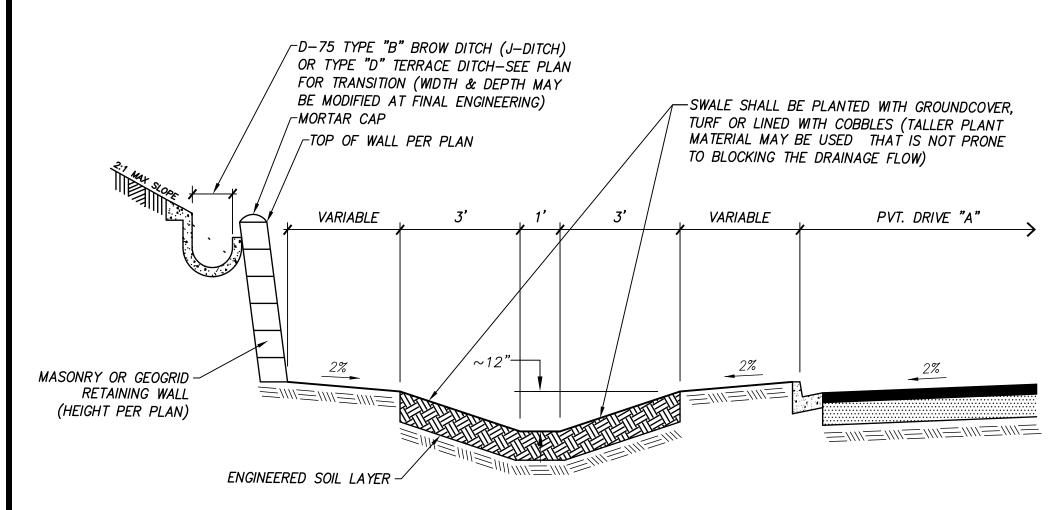
depth, excluding any areas encumbered by any open space, drainage, flood control or right-of-way easement, shall not be greater than three times the average lot width.)

# TYPICAL PARKING STALL DETAIL

STANDARD

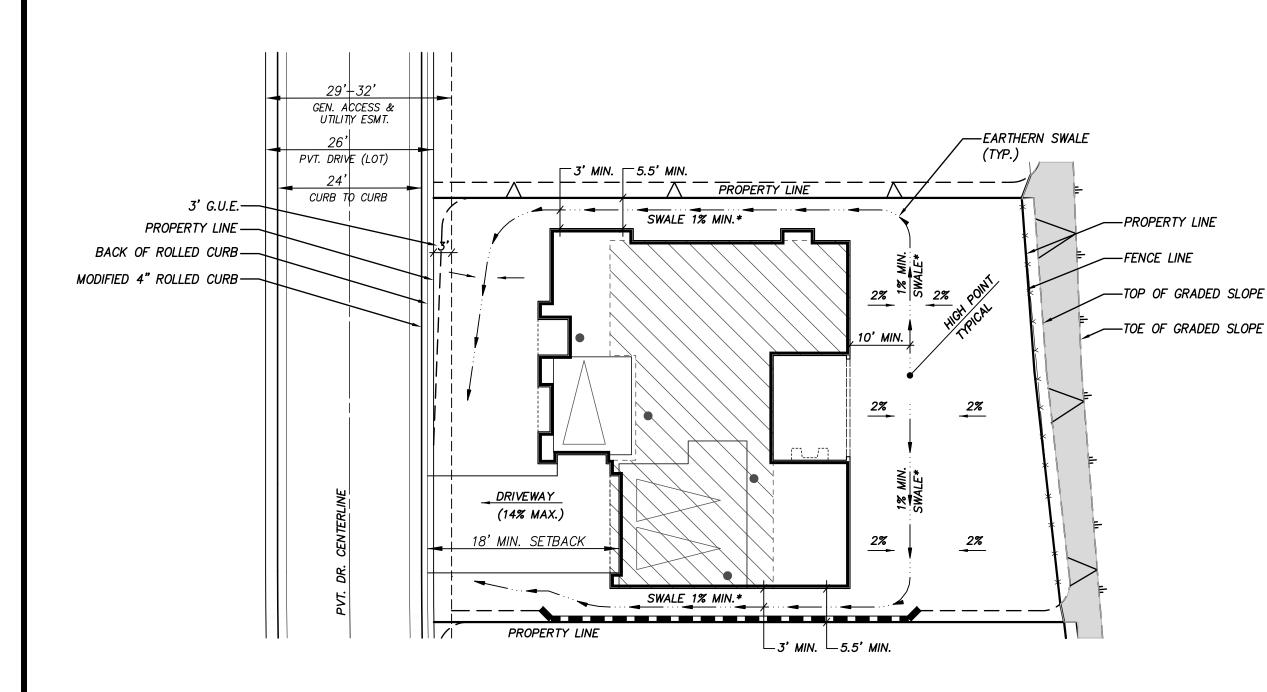
# ROLLED CURB TO TYPE "G" CURB TRANSITION (PRIVATE)

6" TYPE 'G' CURB & GUTTER—



## SECTION A-A **VEGETATED SWALE & RETAINING WALL**

(SEE TM SHT. 3 FOR LOCATION)



VARIABLE RIGHT-OF-WAY EXISTING IMPROVEMENTS A.C. PVMT.-AND BASE -EXISTING MEDIAN EXTENDS FOR LENGTH OF TURN POCKET ONLY VARIABLE VARIABLE VARIABLE VARIABLE VARIABLE — EXIST. GUARDRAIL SHDR. THRU LANE THRU LANE EXIST. SLOPE TURN POCKET \_EXIST. SLOPE

# DEL DIOS HIGHWAY

VARIABLE

BING CROSBY BOULEVARD

1. CONSTRUCT CROSS GUTTER AT ENTRY AS SHOWN

2. EXTEND SIDEWALK AT ENTRY AS SHOWN ON PLAN.

EXISTING-NO IMPROVEMENTS REQ'D EXCEPT THE

FOLLOWING:

A.C. PVMT. AND BASE

EXISTING-NO IMPROVEMENTS PROPOSED

**DETAILS & WAIVERS** 

# PREPARED BY: HUNSAKER & ASSOCIATES

**TENTATIVE MAP** COUNTY OF SAN DIEGO TRACT TM # 3100-5569 C2

COUNTY OF SAN DIEGO, CALIFORNIA

ENV LOG # 95-08-007K / KIVA PROJECT # 11-0154594

R:\1048\&Pln\Enclave - TM - Sht 02.dwg[]Apr-18-2013:14:37

SHEET

PARALLEL

TYPICAL LOT DRAINAGE

NOTE: OPTIONAL USE OF AREA DRAINS WITH SWALES

ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 · FX(858)558-1414